Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Brandon Richard Rule and
Alexandra J. Murray
386 Coventry Drive
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 891944 **DEEDWARR**
07/21/2022 12:26:06 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00



20220721-0083643

WARRANTY DEED

(Map 147-03-0; Parcel 006.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MATHEW J. HAFFNER, AN UNMARRIED PERSON, AND PAULA M. WATT, AN UNMARRIED PERSON,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **BRANDON RICHARD RULE AND ALEXANDRA J. MURRAY, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section Two, Elysian Park of record in Plat Book 2854, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to Mathew J. Haffner and Paula M. Watt, husband and wife, by Warranty Deed dated February 28, 2017, from Cara Robinson and Jonathan Robinson, wife and husband, recorded March 1, 2017, in Instrument No. 20170301-0020375, in the Register's Office of Davidson County, Tennessee. Mathew J. Haffer and Paula M. Watt, having since divorced, are now each conveying the property as unmarried persons.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 386 Coventry Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 19th day of July, 2022.

MATTHEW J. HAFFNER
Mathew

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) *Mathew XT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Matthew~~ J. Haffner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2022.

Leslie Tate
Notary Public

My Commission Expires: March 22, 2026

(SEAL)

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand and signature on this the 18 day of July, 2022.

× Paula M Watt
PAULA M. WATT

STATE OF Michigan)
COUNTY OF Clinton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula M. Watt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2022.

Jennifer E Wilson
Notary Public

My Commission Expires: March 31, 2027

(SEAL)

Jennifer E Wilson
Notary Public of Michigan
Clinton County
Expires 03/31/2027
Acting in the County of Clinton

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of July, 2022.

Notary Public

My commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No. GTS1-2022-361